



**Order Number:** 15-02

**Request:** The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 1-2015, to remove parcels and portions of parcels of the Grand Junction Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Order 15-02  
Exhibit 3 - Declaratory Resolution 1-2015  
Exhibit 4 - Grand Junction EDA Map

**Staff Reviewer:** Andrew P. Murray, Associate Planner

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### **Petition History**

- February 2<sup>nd</sup>, 2015 – The Westfield Redevelopment Commission adopted Declaratory Resolution 1-2015, which removes parcels and parcel portions of the Grand Junction Economic Development Area.

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### **Procedural**

- The Plan Commission's function on this agenda item is to determine that the Declaratory Resolution 1-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or denying Declaratory Resolution 1-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

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### **Analysis**

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Grand Junction Economic Development Area ("Grand Junction EDA"), Declaratory Resolution 1-2015 proposes to remove parcels and portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The parcels and portions of parcels described in the Redevelopment Plan are owned by entities that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Grand Junction EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing "erosion" to tax increment



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generated by the Grand Junction EDA. The real property assessment deadline in the State of Indiana is March 1<sup>st</sup>, annually. In order to prevent the “erosion” of tax increment, Declaratory Resolution 1-2015 must be confirmed by the Westfield Redevelopment Commission by March 1, 2015.

**Staff Recommendation**

Approve this Order as presented.